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Agenda Date: 2/7/2018

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Napa Airport Self-Storage Facility - Use Permit P16-00329

RECOMMENDATION

ACORN 6A DEVLIN ROAD REAL ESTATE, LLC / NAPA AIRPORT SELF-STORAGE FACILITY / USE PERMIT P16-00329-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a use permit to allow the construction of a new self-storage facility with approximately 105,099 square feet of floor area within four buildings; 1,524 square feet designated for wine storage; and, a 1,667 square foot manager's office. The project site lies between State Highway 29 to the east and Devlin Road to the west. Access would be provided from a new gated driveway on Devlin Road. No access is proposed or permitted from the highway. On-site parking for six vehicles, landscaping, perimeter fencing and signage are also included with the proposal. Exterior building materials include split-face concrete block, "hardi-lap" wood siding; cement plaster, stone veneer, metal roofing; and, wrought iron fencing and gate. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The facility is proposed on a 7.38 acre parcel on the east side of Devlin Road, across from Sheehy Court, and on the north side of Sheehy Creek within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-250-008. Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Sean Trippi (707) 299-1353, or sean.trippi@countyofnapa.org

Applicant Contact: Ryan Smith (530) 886-8558, or ryan@norcalselfstorages.com

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Napa Airport Self-Storage Facility based on Findings 1-6 of Attachment A; and
2. Approve Use Permit P16-00329, based on Findings 7-11 of Attachment A and subject to the conditions of approval (Attachment B).

Discussion:

The project consists of a request to construct an approximately 105,099 square foot self-storage facility with 1,524 square feet for wine storage and a 1667 square foot manager's office. The project is compatible in design use with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit, subject to the recommended conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources unless mitigation measures are adopted. In accordance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the initial proposed IS/MND to the State Clearinghouse for a 30-day review period beginning on January 5, 2018. In addition, Napa County circulated a Notice of Intent to adopt the initial proposed IS/MND to interested agencies and individuals. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Based on consultation with the CDFW during the public comment period, Mitigation Measure BIO-1 has been revised to indicate that the required pre-construction survey will be conducted in accordance with the Swainson's Hawk Technical Advisory Committee's (TAC) Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. The TAC recommends starting early in the Swainson's hawk nesting season (late March to early April). The TAC also states that surveys should be conducted within 0.25-mile radius of the Project area. Mitigation Measure BIO-1 has been revised consistent with the CDFW recommendation. If any active nests are found during the survey, CDFW recommends a disturbance buffer of at least a 0.25 mile to avoid a "take" or adverse impacts to Swainson's hawk. If an active nest is discovered during the surveys consultation will be sought with CDFW to develop appropriate measures to reduce potential impacts to nesting Swainson's hawk which may include preservation of potential foraging habitat. The changes made to the Initial Study/Negative Declaration were clarifications and no change was made to the environmental determination; therefore no public re-circulation of the document was required. [Revised consistent with State CEQA Guidelines

Section 15073.5 (c)(4).]

BACKGROUND AND DISCUSSION

Owner: Acorn 6A Devlin Road Real Estate, LLC; 11711 Quartz Drive, Auburn, CA 95602

Applicant: Ryan Smith, 11711 Quartz Drive, Auburn, CA 95602

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Application filed: August 10, 2016

Resubmittal(s): December 1, 2016, April 25, 2017, July 3, 2017, July 31, 2017, and October 26, 2017

Application complete: November 10, 2017

Parcel size: 7.38 acres

Proposed building size: Four self-storage buildings totaling 105,099 square feet; 1,524 square feet designated for wine storage; and, a 1,667 square foot manager's office.

Hours of operation: 7:00 AM to 7:00 PM, seven days a week

Parking: Six (6) off-street spaces

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing and ancillary office space uses are compatible with this zone

Adjacent Zoning / Land Use:

There are existing office/light industrial/warehousing complexes to the east, across State Route 29. Properties bordering the site to the north are developed. The property to the west across Devlin Road and to the south across Sheehy creek are vacant, but include entitled projects and/or pending development applications. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - The adjoining property to the north is the former Made in Napa Valley/Tulocay facility and a multi-tenant light industrial building.

South: IP:AC - Across Sheehy Creek to the south are three vacant sites. However, the 2.74 acre site adjoining Sheehy Creek and Devlin Road has a pending application for a 42,700 sq. ft. light industrial building and the 4.33 acre site adjoining the creek and State Highway 29 has an approved 67,930 sq. ft. three story office building.

East: IP:AC - To the east, across State Route 29, are several light industrial buildings, including the Lafitte Cork and Capsule facility.

West: IP:AC - To the west across Devlin Road are an approved winery with an annual production capacity of 120,000 gallons with approximately 34,510 sq. ft. of floor area and an approved 27,677 sq. ft. speculative light industrial building on the northwest and southwest corners of Devlin Road and Sheehy Court, respectively.

Parcel History:

The project site is currently vacant. Adjoining streets and public improvements have been completed, including street paving, curb, gutter, and public utilities, when improvements were installed for the Napa Valley Gateway Business Park. The project site has frontage on and will take access from a new driveway on Devlin Road. No access is proposed or allowed from State Route 29.

There is a 45-foot wide gas line easement, two waterline easements with a total width of 20-foot for the City of American Canyon, and a 20-foot wide reclaimed waterline easement along the rear of the site adjoining SR 29. The reclaimed waterline easement veers to the northwest at an approximate 45-degree angle. Along the north property line are three easements with a total width of 50-feet, including a 20-foot pipeline easement for the City of Napa, a 25-foot easement for Napa Sanitation District, and a five-foot wide sanitary sewer easement. The southerly property line is at the approximate centerline of Sheehy Creek. There is a 35-foot wide conservation and open space easement along both sides of the creek. There are two existing ponds within this easement and one pond just outside the easement between the other two ponds on the project site. There is a paved walking path along the south side of the creek, on the adjoining property, that was constructed with the subdivision improvements.

Code Compliance History:

There are no open or pending code violations for the subject site.

Discussion Points:

1. Building Design, Layout & Materials – The building materials include split-face concrete block, hardi-lap wood siding, cement plaster, stone veneer, metal roofing, and wrought iron fencing and gate. The building elevations fronting on Devlin Road include the two-story office building with wine storage on the second floor. The elevations include multiple building materials and colors, pop-outs, and varied roof planes. The elevation of the storage building attached to the office building that faces Devlin Road will be constructed of split-face concrete block with pilasters clad with stone veneer. About mid-way along this elevation is an architectural feature that extends out about 10-feet from adjoining surface and is finished with hardi-lap wood siding with a gable end metal roof and decorative light fixtures. This elevation also includes metal lattice features to allow for vertical plant growth. The northern most building (Building B) includes a second level with a tower feature at the east end of the building with the same building materials and design elements used on the office building. The overall design is equal to or greater in quality than other similar industrial projects approved and constructed within the Specific Plan boundaries, and meets the design quality requirements for the specific plan's industrial park area.

2. Access - Access to the building is proposed from a new driveway on Devlin Road. The on-site drive aisle is designed to County standards providing Fire Department and emergency vehicle access to the buildings.

3. Parking - The Napa Valley Business Park Specific Plan does not include specific parking requirements for self-storage uses. Parking for six (6) vehicles is provided next to the office building, outside the entry gate, which should be adequate for new and/or existing customers. The minimum distance storage building's is 26-feet which would provide space for a vehicle parked near a customers storage unit for loading/unloading with space for another vehicle to pass.

4. Building Setbacks/Landscaping - The NVBPSP requires a building setback with a 40-foot average, and a minimum of 25-feet, from Devlin Road and a 55-foot average, 45-foot minimum from State Highway 29. The 25-foot and 45-foot adjoining Devlin Road and SR 29, are required to be landscaped. The building nearest Devlin Road is setback 29-feet to 44-feet with an average setback of just under 41-feet. The building nearest the highway is setback a minimum of 150-feet. The proposal provides 30 to 60 feet of landscaping along Devlin Road and about 55 to 76 feet of landscaping adjoining SR 29. There is a 40-foot wide gas line easement and a 20-foot wide water line easement along the rear of the site adjoining SR 29 that precludes the planting of trees or other deep rooting

plant materials. Only shrubs and ground cover can be planted in this area. Landscape areas outside the easement will include trees as well as shrubs and groundcover.

The NVBPSP also requires 10-foot building and landscaping setbacks from the side property lines when the property lines do not adjoin a street. The majority of Building B is setback 605 feet from the north (side) property line. The tower feature is setback 55-feet. Parking, drive aisles, loading areas, and other improvements may be permitted in the required yard setbacks provided there is 10-feet of landscaping adjoining the side property lines. The landscape planter along the north property line is 15-feet wide. As noted above, there are also utility line easements along this property line which preclude the planting of trees. Wrought iron fencing and shrubs are proposed along the north property line for security and screening.

5. Sheehy Creek - The southerly property line of the site runs along the centerline of the creek. In the late 1990's Sheehy Creek was realigned, enhanced and revegetated, including the portion of the creek adjoining the project site. A conservation easement, measured 35-feet from the centerline of the creek on both sides of the creek, was recorded to further protect the creek and the enhanced/created riparian areas. Additional landscaping is not required along this area. There are three existing pond/wetland areas along the top of the creek bank. These pond/wetland areas will be preserved. No development is permitted within the easement or pond/wetland areas. Wrought iron fencing is proposed along the southern boundary of the development area for security and to prevent encroachment into the pond/wetland area and conservation easement.

6 Greenhouse Gas Reduction Strategies - The applicant team has completed the Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including: energy conserving lighting; connection to recycled water; installation of water efficient fixtures; low impact development; and water efficient landscaping. GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and project-specific on-site programs including those features noted above would combine to further reduce emissions below the thresholds of significance. The project is in compliance with the County's efforts to reduce emissions as described above.

7. Public Utilities - Water services will be provided by the City of American Canyon and will be required to meet the City's Zero Water Footprint (ZWF) Policy, which may include contributing to the City's water conservation fund. Sewer services will be provided by Napa Sanitation District. The applicant will also connect to Napa Sanitation District's recycled water system for irrigation. The applicant has received Will-Serve letters from both agencies.

Consistency with Standards:

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations.

1. Zoning - the IP:AC (Industrial Park: Airport Compatibility) allows self-storage with the approval of a use permit. Site layout, building design, coverage, parking, and landscape and building setbacks comply with all applicable NVBPSP and zoning regulations.

2. Building/Fire Code - the project has been designed to comply with all applicable building and fire codes. Access to the buildings is excellent. It is anticipated that the applicant will submit for building permits shortly after receiving approval.

3. Engineering Services - Engineering Services finds the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveway. Engineering Services has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.

4. Environmental Health - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste, and recyclable materials.

5. Airport Land Use Compatibility (ALUC) Plan - The application was reviewed by the County Airport Land Use Commission staff liaison. Staff determined that the project, with the incorporation of the proposed conditions of approval, complies with the ALUC Plan.

6. Other Agencies - The project has Will-Serve letters from the City of American Canyon and Napa Sanitation District regarding the provision of and connecting to municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

Decision Making Options:

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options including the following:

Option 1 – Approve Applicant's Proposal

This option would result in construction of the proposed self-storage. Building and landscape setbacks, on-site parking, and building design meet or exceed the requirements of the NVBPSP. No exceptions or variations to the development standards of the NVBPSP have been requested. The proposal includes "green measures" noted above and may provide storage services to the wine industry. Staff recommends approval of the applicant's request as conditioned.

Action Required – Follow proposed action listed in Executive Summary. If conditions of approval are amended, specify conditions to be amended at time motion is made.

Option 2 – Reduced Project Alternative

Generally development in the business park area does not lend itself to a reduced project alternatives such as floor area reductions or restrictions on the number of employees, hours of operation or business operations. The proposed building and site plan are designed for a specific business as opposed to a speculative building.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests such limits on the proposed development of this industrial park-zoned property are warranted. Development limitations as noted herein may impact viability of the business as proposed.

Action Required – Follow proposed action listed in Executive Summary and amend scope and project specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required, item will need to be continued to a future date.

Option 3 – Deny Proposed Use Permit

In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit, Commissioners should articulate what aspect(s) of the project is in conflict with required findings, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests denial of the project is warranted.

Action Required – Commission would take tentative motion to deny project and remand the matter to staff for

preparation of required finding to return to the Commission on specified date.

Option 4 - Continuance Option

The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Initial Study/Mitigated Negative & MMRP
- D . Use Permit Application Packet
- E . Biological Studies
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith